THE LOCAL GOVERNMENT DISTRICT OF CHURCHILL

A.L. Robb
Resident Administrator

CHURCHILL TOWN CENTRE COMPLEX

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Box 459,
Churchill, Manitoba

CHURCHILL TOWN CENTRE COMPLEX

The large, multi-use Churchill Town Centre Complex -- which is the length of three football fields -- is part of the final phase of redevelopment of Manitoba's most northern townsite of Churchill.

This $10 million public building -- together with housing construction, sewer and water installations and other public structures -- are giving to the province's oldest settlement some of Manitoba's newest and most advanced facilities.

Construction of the massive 220,000 square-foot building started in September, 1973, and was completed in December 1975.

The new complex, overlooking Hudson Bay, contains under one roof:

. A health centre, serving 6,000 people in the Keewatin District and 3,500 in the Churchill area, designed for "outreach" preventive care activites, social development and clinical activities, as well as a more traditional 31-bed hospital with medical and paramedical facilities such as operating, diagnostic and X-ray rooms, dental care area, and an indoor ambulance receiving area.

. A high school with nine classrooms and special areas for science, home economics, business education, fine arts, media arts, resource centre and community library.

. A recreation centre, including an arena with seating for 300 spectators, a 300-seat theatre, gymnasium, four-sheet curling rink, an 86-by-26-foot swimming pool, a bowling alley, games areas and card rooms, locker rooms, and team dressing areas.

. An office area for the Local Government District of Churchill and for use as Council Chambers and Court.

. A cafeteria, eating area, and open public space.

A feature of the building is its art work, where the cultures of Indian, Inuit and white civilizations, all of which have made their impact on Churchill, are represented.

The building is located at the north end of Hudson Square and is approached by roadway or by an enclosed overpass which connects with both Hudson Square and the nearby elementary school, which was constructed a few years ago.

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The building is designed along the "village street" concept, with interior walkways connecting various areas. Some of the walkways go to the lower levels, some to a mezzanine level containing a library-reading area, and others to a second-storey in the recreational area, to give a feeling of openness to the building. The five-tiered roof was designed to provide sunlight at various levels of the concrete block, steel panelled structure.

The planning and design of the entire Churchill redevelopment program was worked out with the constant involvement of Churchill residents. While some local groups studied health centre plans, others were involved in the education facilities, others in the recreational planning, and still others the design and provision of public housing.

The Churchill Town Centre Complex is cost-shared under the general formula for the whole Churchill redevelopment: 55 per cent federal and 45 per cent provincial. In recognition of the fact that part of the patient load will originate from the North-west Territories, a special provision for the health centre provided for federal government payment of 73 per cent of these costs and provincial payment of 27 per cent.

The redevelopment plan also has involved the provision to date of 346 units of housing, with 31 to be built. The Northern Manpower Corps of the Manitoba Department of Northern Affairs has developed a pre-fabricated housing industry which erected 211 houses and apartment units. Poole Construction erected 93 apartment units, and Penner Construction built 42 apartment units to bring the overall current total to 346.

The housing units are financed by a 90-per-cent Central Mortgage and Housing Corporation loan, with the other 10 per cent coming from the Manitoba Housing and Renewal Corporation.

Both the design and landscaping of the public housing units have a northern motif. Concrete footings with teleposts on top form a base for the houses. Steel I-beams connect the teleposts and form the foundations that hold the houses some distance above the ground to prevent melting of the permafrost. If sinking or heaving occurs in this permafrost area, adjustments can be made to the houses by altering the height of the teleposts.

Landscaping in this soil-short area is designed around the use of rock and local vegetation. Architectural students studied the use of native plants and flowers for beautification.

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The population at Churchill will be about 3,000 by the end of 1976. The basic sewer, water and other infrastructure has been designed to accommodate up to 3,500 residents, with additional capacity to service up to 5,000 persons, as required.

The total cost of the public infrastructure is $18 million. Included are the $10 million Churchill Town Centre Complex, the sewer and water system, public works garage, firehall, asphalt roads, a surface water drainage system, street lighting, landscaping of public areas and "tot lots," and public works and safety equipment.

Housing costs of about $14 million bring the total redevelopment program to $32 million.

The redevelopment program has given a new environment and a new future to an historically old settlement.

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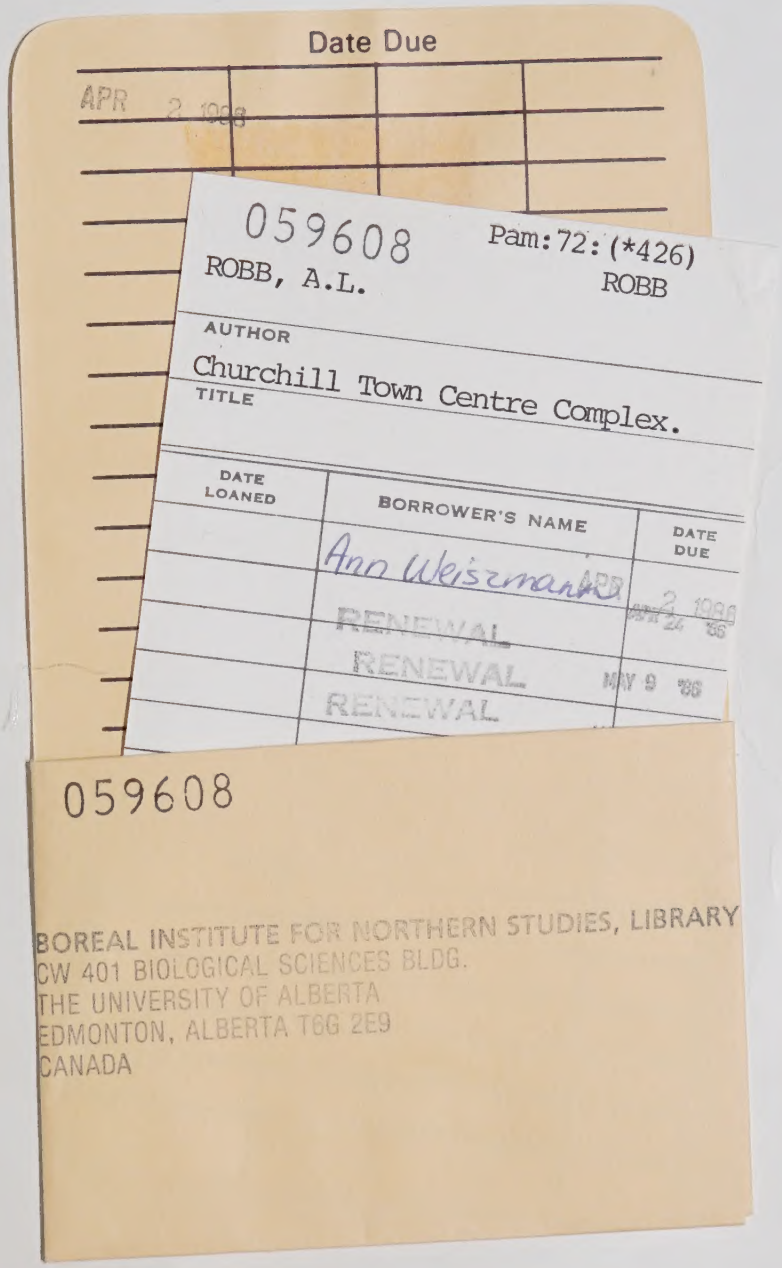
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